141.0	0007	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,261,300 /	1,261,300
					USE VALUE:	1,261,300 /	1,261,300
					ASSESSED:	1,261,300 /	1,261,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SZTURMA SHAWN & LISA
Owner 2:	
Owner 3:	
Street 1:	81 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN WEBSTER JAMES & -
Owner 2:	OBRIEN JENNIFER WILSON BERMANT -
Street 1:	81 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Clapboard Exterior and 3275 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10885.000	738,100	600	522,600	1,261,300
Total Card	0.250	738,100	600	522,600	1,261,300
Total Parcel	0.250	738,100	600	522,600	1,261,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.13 | /Parcel: 385.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 91117

GIS Ref

GIS Ref

Insp Date 03/09/18

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	736,900	600	10,885.	522,600	1,260,100	1,260,100	Year End Roll	12/18/2019
2019	101	FV	602,400	600	10,885.	522,600	1,125,600	1,125,600	Year End Roll	1/3/2019
2018	101	FV	531,700	600	10,885.	462,900	995,200	995,200	Year End Roll	12/20/2017
2017	101	FV	531,700	600	10,885.	388,200	920,500	920,500	Year End Roll	1/3/2017
2016	101	FV	531,700	600	10,885.	388,200	920,500	920,500	Year End	1/4/2016
2015	101	FV	495,900	600	10,885.	335,900	832,400	832,400	Year End Roll	12/11/2014
2014	101	FV	495,900	600	10,885.	324,700	821,200	821,200	Year End Roll	12/16/2013
2013	101	FV	495,900	600	10,885.	309,100	805,600	805,600		12/13/2012

!10940!

PRINT

Date	Time
12/11/20	01:10:28

LAST REV

Date	Time
11/01/18	16:49:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN WEBSTER	69437-427		6/15/2017		1,232,000	No	No		
OBRIEN WEBSTER	57282-576		8/11/2011	Convenience	99	No	No		
OBRIEN WEBSTER	57282-556		8/11/2011	Convenience	99	No	No		
O BRIEN WEBSTER	54380-82		3/8/2010	Convenience	1	No	No		
SWEEZY SAMUEL E	42860-137		5/21/2004		751,000	No	No		
SWEEZY SAMUEL--	21954-275		4/17/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2006	217	Redo Kit	8,000					
8/6/2004	703	Manual	1,500					REPL FOOTG, POSTS,
1/28/2004	54	Redo Kit	4,500					
8/13/2003	675	Add Bath	8,000	C		G6	GR FY06	BMT UT BTH, LNDRY
7/17/2003	580	Redo Bat	3,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2018	SQ Returned	EMK	Ellen K
3/9/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
9/23/2005	MLS	BR	B Rossignol
1/26/2005	Permit Visit	BR	B Rossignol
9/25/2004	MLS	MM	Mary M
7/9/2004	Fieldrev-Chg	BR	B Rossignol
11/29/1999	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10885		Sq. Ft.	Site		0	70.	0.69	8									522,583						522,600	

Total AC/HA:	0.24989	Total SF/SM:	10885	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	522,583	Spl Credit		Total:	522,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97061062
Const Adj.:	1.34719205
Adj $ / SQ:	163.450
Other Features:	145000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906697
Depreciation:	168646
Depreciated Total:	738051

COMMENTS

BRN HAS 1/2 BATH AND PHOTO STUDIO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	1	HB	1

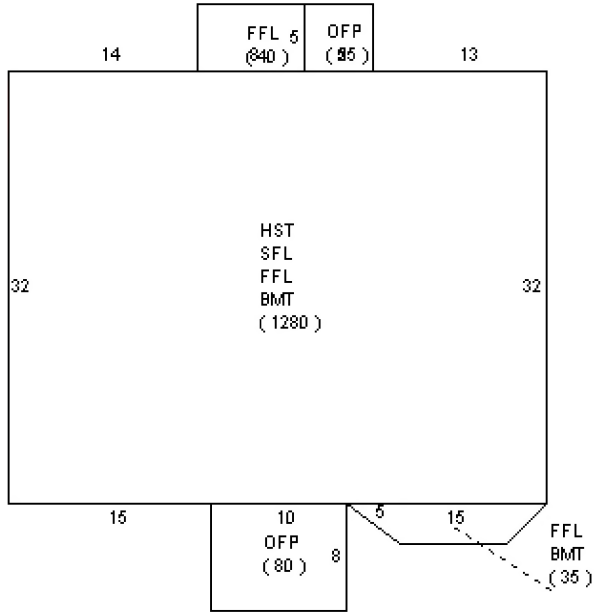
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	M
Totals			
1	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	197.77
Special Features:	0	Val/Su Net:	157.21
Final Total:	738100	Val/Su SzAd	225.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,355	163.450	221,475
BMT	Basement	1,315	49.030	64,481
SFL	Second Floor	1,280	163.450	209,216
HST	Half Story	640	163.450	104,608
OFP	Open Porch	105	43.400	4,557

Net Sketched Area:	4,695	Total:	604,337
Size Ad	3275	Gross Are	5335	FinArea	3275
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	200	G	AV	1960	5.16	T	40.8	101			600			600
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc